

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: September 20, 2005
Public Hearing: October 11, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of the East 4 feet of Lot 21, all of Lot 22, and the West 10.5 feet of Lot 23, Block 92, Bassett's Addition, El Paso, El Paso County, Texas from A-2 (Apartment) to A-O (Apartment-Office). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 2611 Montana Avenue. Applicant: Lisa Quintana and Diane Quintana. ZON05-00075 (District 8)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE EAST 4 FEET OF LOT 21, ALL OF LOT 22, AND THE WEST 10.5 FEET OF LOT 23, BLOCK 92, BASSETT'S ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO A-O (APARTMENT-OFFICE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, upon full review of the record, to include citizen input and recommending body reports, City Council has reasonably determined that the proposed change in zoning will not be a detriment to or incompatible with adjacent land uses or adverse to the public welfare, and should be approved as provided for herein.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *the East 4 feet of Lot 21, all of Lot 22, and the West 10.5 feet of Lot 23, Block 92, Bassett's Addition, El Paso, El Paso County, Texas*, be changed from A-2 (Apartment) to A-O (Apartment-Office), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly. Further that the following condition be placed on the described property:

That the property owner complete improvements to the rear alley.

PASSED AND APPROVED this _____ day of _____, 2005.

THE CITY OF EL PASO

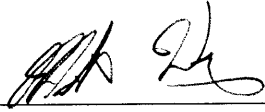
ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk


(Signatures continue on following page)

APPROVED AS TO FORM:



Matt Watson
Assistant City Attorney
Doc No. 16304

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

September 13, 2005

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00075

The City Plan Commission (CPC), on August 25, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, with the condition that the property owner complete the improvements to the rear alley, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this application.

Attachment: Location Map, Site Plan

STAFF REPORT

Rezoning Case: ZON05-00075

Property Owner(s): Lisa Quintana and Diana Quintana

Applicant(s): Lisa Quintana and Diana Quintana

Representative(s): CAD Consulting

Legal Description: the East 4 feet of Lot 21, all of Lot 22, and the West 10.5 feet of Lot 23, Block 92, Bassett's Addition

Location: 2611 Montana Avenue

Representative District: # 8

Area: 0.1088 Acres

Present Zoning: A-2 (Apartment)

Present Use: Residential

Proposed Zoning: A-O (Apartment Office)

Proposed Use: Business/Office

Recognized Neighborhood Associations Contacted: Five Points Neighborhood Association

Surrounding Land Uses:

North -	A-2 (Apartment)/ Residence
South -	C-4 (Commercial)/ Commercial
East -	S-D/c (Special Development/conditions)/ Residence
West-	S-D/c (Special Development/conditions) Residence

Year 2025 Designation: Mixed-Use(Central Planning Area)

**CITY PLAN COMMISSION HEARING, AUGUST 25, 2005
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM #

Zoning Case: ZON05-00075

General Information:

The applicant is requesting a rezoning from A-2 (Apartment) to A-O (Apartment Office) in order to permit Business/Office. The property is 0.1088 acres in size and is currently Residential. The proposed site plan shows the existing structure located on the site. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends approval of this request for rezoning from A-2 (Apartment) to A-O (Apartment-Office) with the following condition.

That the property owner complete improvements to rear alley.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

“provide a wide range of housing types that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for mixed-use land uses.

A-O (Apartment-Office) zoning permits a Business/Office and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-O (Apartment-Office) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Business/Office be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No zoning comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No Comments.

El Paso Water Utilities Notes:

No objections.

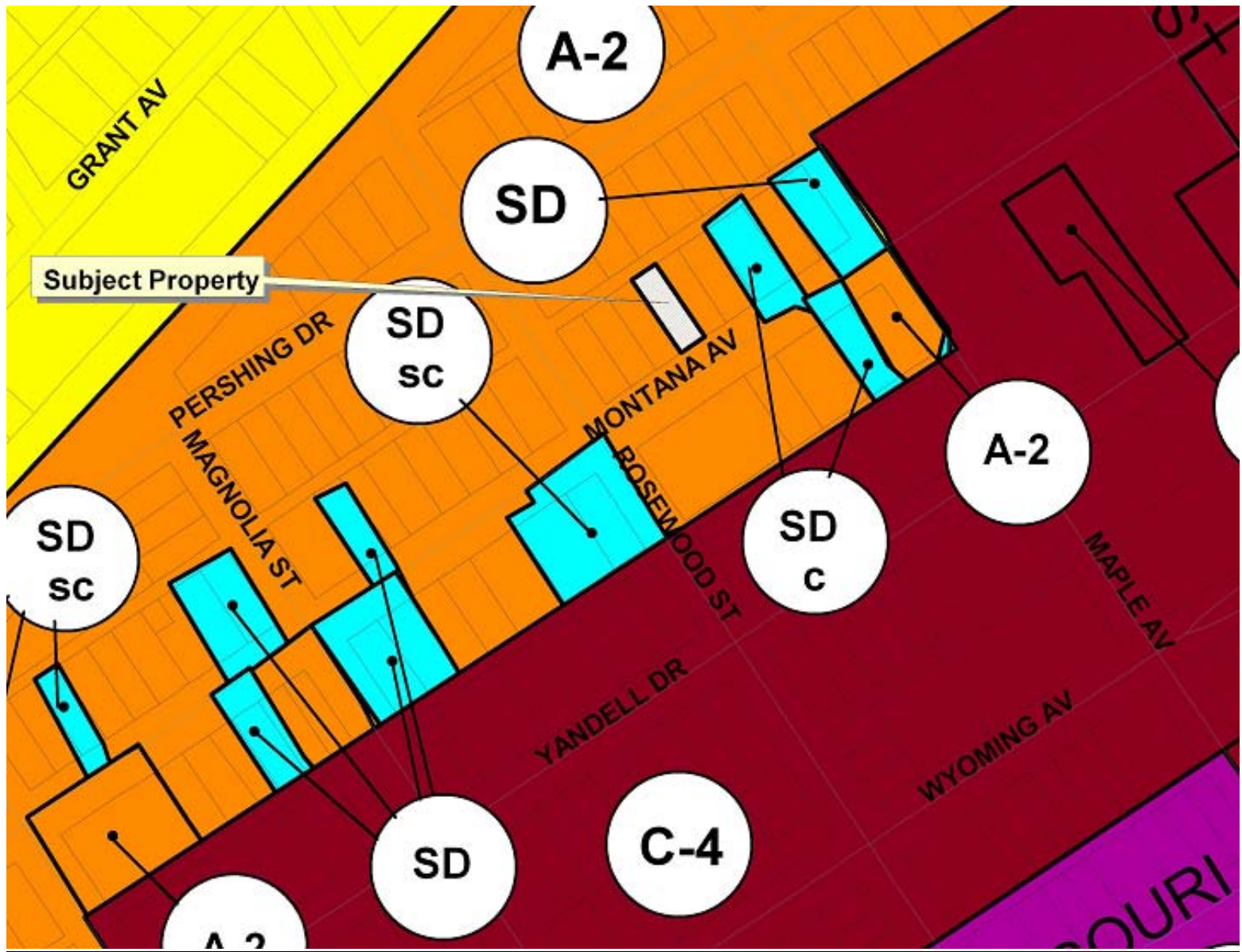
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for mixed-use land uses.
- B. A-O (Apartment-Office) zoning permits Business/Office and is/is not compatible with adjacent development.

ATTACHMENT: Site Plan; Location Map.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



GENERALIZED PLOT PLAN

